

- GENERAL NOTES:
- APN: 8222-009-900-901-902
  - CURRENT ADDRESS: 15405 LA SUBIDA DRIVE, HACIENDA HEIGHTS, CA 91745
  - EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
  - PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
  - VESTING TENTATIVE TRACT MAP FOR 53 SINGLE FAMILY RESIDENTIAL LOTS.
  - NO. OF EXISTING LOTS: 3
  - COMMUNITY PLAN: HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION (HHIA)
  - EXISTING AND PROPOSED GENERAL PLAN HHIA COMMUNITY: H5-RESIDENTIAL (0-5 DUS/5 ACRES), NO CHANGE
  - EXISTING LA COUNTY ZONE: R-A-10000 RESIDENTIAL
  - PROPOSED ZONE CHANGE FROM R-A-10000 TO R-A-7000.
  - PROPOSED DENSITY: 4 DUS/1 ACRE
  - NO. OF PROPOSED LOTS AND RESIDENTIAL DWELLINGS: 53
  - PROPOSED TYPICAL MINIMUM LOT AREA: 7,332 SQ. FT.
  - PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
  - NO OAK TREES ON SITE, NO SENSITIVE SPECIES.
  - PROPOSED GRADES MAY CHANGE DURING FINAL ENGINEERING PLAN CHECK PROCESS.
  - LOT LINE ADJUSTMENTS IF NECESSARY MAY OCCUR PRIOR TO FINAL ENGINEERING.
  - EXISTING BUILDINGS 33,453 SF TO BE REMOVED.
  - DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE.
  - ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
  - PIPE SIZING FOR STORM DRAIN IMPROVEMENTS AND CATCH BASINS SHALL BE DETERMINED DURING FINAL HYDROLOGIC REPORT.
  - SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
  - WATER SYSTEM SHALL BE DESIGNED, AND HYDRAULIC ANALYSIS / WATER STUDY, BY SAN GABRIEL VALLEY WATER COMPANY IN COORDINATION WITH LENNAR HOMES AND LOS ANGELES COUNTY PUBLIC WORKS WATER DIVISION. WATER LETTER FROM SAN GABRIEL VALLEY WATER COMPANY PROVIDED, NOVEMBER 21, 2018.
  - LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
  - REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN THAT PROVIDES GUIDANCE FOR WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
  - WATER QUALITY DEVICES ALONG REGALADO STREET, LA SUBIDA DRIVE, AND PROPOSED "A" STREET ADJACENT TO OR IN PROJECT SITE.
  - CROSS LOT DRAINAGE PERMITTED IN FRONT YARDS IN UNDERGROUND PIPE OR CURB CUT OUTLET FROM RESIDENTIAL LOTS IF NECESSARY FOR BMP OR U/D NEEDS. CROSS LOT DRAINAGE PERMITTED IN SLOPED AREAS OF REAR YARDS MAINTAINED BY HOA. ACCESS PROVIDED THROUGH COPS.
  - POST BOX RECEPTABLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
  - HOA COPS REGULATE AND DESIGNATE MAINTENANCE AREAS FOR DRAINAGE DEVICES AND FIXTURES.

- PROPOSED EASEMENTS
- EASEMENTS FOR ACCESS (INGRESS/EGRESS), MAINTENANCE OF DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY NEEDS, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER "A" STREET AND PRIVATE DRIVE AND FIRE LANE FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FIRE DEPARTMENT, CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.
  - ON-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PUBLICLY MAINTAINED WITH "A" STREET AND DESIGNATED PRIVATE DRIVE AND FIRE LANE.
  - OFF-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PUBLICLY MAINTAINED, REGALADO STREET AND LA SUBIDA DRIVE RIGHT OF WAY AND RELATED EASEMENTS.
  - "A" STREET DEDICATION TO COUNTY OF LOS ANGELES, 60-FOOT RIGHT OF WAY.
  - 10-FOOT EASEMENT FOR DRAINAGE, MAINTENANCE, AND ACCESS PURPOSES ALONG EAST PROPERTY LINE OF PROPOSED LOTS 1, 30 TO 35.
  - PROPOSED LOT A SUBJECT TO DOGRR WELL REVIEW PROGRAM AND CONSTRUCTION SITE REVIEW PACKET PROCESS.

- EXISTING EASEMENT NOTE:
- EXISTING EASEMENT FOR CONDUIT PURPOSES RESERVED BY WHITTIER EXTENSION COMPANY RECORDED IN BOOK 7078, PAGE 284 OF DEEDS -EASEMENT TO BE QUITCLAIMED

EXISTING RIGHTS OF WAY AND EASEMENTS FOR ROADS AND PIPELINE RESERVED BY CONTINENTAL OIL COMPANY OVER THE EASTERLY 1/2 OF LOT 5 TRACT NO. 2472 RECORDED IN BOOK 22509, PAGE 21 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE.

-EASEMENT TO BE QUITCLAIMED

EXISTING RIGHTS OF WAY AND EASEMENTS FOR ROADS AND PIPELINE AND LOT 19 OF TRACT NO. 2768 RECORDED IN BOOK 22425, PAGE 414 OF RESERVED BY CONTINENTAL OIL COMPANY OVER LOT 6 OF TRACT NO. 2472 OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE.

-EASEMENT TO BE QUITCLAIMED

EXISTING EASEMENT FOR WATER PIPE LINES AND CONDUITS PURPOSES RESERVED BY VALLEJO WATER COMPANY PER RECORDING NO. 1199 -EASEMENT TO BE QUITCLAIMED

EXISTING EASEMENT FOR WATER PIPE LINES AND CONDUITS PURPOSES RESERVED BY VALLEJO WATER COMPANY PER RECORDING NO. 1200 -EASEMENT TO BE QUITCLAIMED

EXISTING EASEMENT FOR WATER PIPE LINES AND CONDUITS PURPOSES RESERVED BY VALLEJO WATER COMPANY PER RECORDING NO. 1083 -EASEMENT TO BE QUITCLAIMED

EXISTING EASEMENT FOR UTILITY PURPOSES RESERVED BY SOUTHERN CALIFORNIA EDISON PER RECORDING NO. 2370 -EASEMENT TO BE QUITCLAIMED

EXISTING LA COUNTY EASEMENT FOR ROAD AND HIGHWAY PURPOSES PER RECORDING NO. 3201. -EASEMENT TO REMAIN

#### SINGLE FAMILY LOT SUMMARY TABLE

Lot No.	Gross S.F.	Gross Acres	Net S.F.	Net Acres	Lot No.	Gross S.F.	Gross Acres	Net S.F.	Net Acres
1	8,685	0.2	8,644	0.2	28	8,707	0.2	7,759	0.2
2	7,373	0.2	7,373	0.2	29	9,038	0.2	8,536	0.2
3	7,372	0.2	7,372	0.2	30	17,798	0.4	14,255	0.3
4	8,472	0.2	8,472	0.2	31	10,403	0.2	7,872	0.2
5	7,922	0.2	7,922	0.2	32	9,330	0.2	6,997	0.2
6	7,922	0.2	7,921	0.2	33	9,597	0.2	7,249	0.2
7	7,921	0.2	7,921	0.2	34	9,747	0.2	6,587	0.2
8	8,361	0.2	7,442	0.2	35	13,449	0.3	8,917	0.2
9	7,921	0.2	7,920	0.2	36	10,881	0.3	7,374	0.2
10	8,361	0.2	7,920	0.2	37	10,323	0.2	9,051	0.2
11	8,359	0.2	7,920	0.2	38	11,296	0.3	10,050	0.2
12	8,090	0.2	7,920	0.2	39	8,831	0.2	8,881	0.2
13	7,889	0.2	7,218	0.2	40	8,550	0.2	6,530	0.2
14	9,874	0.2	7,225	0.2	41	9,081	0.2	9,081	0.2
15	8,378	0.2	6,898	0.2	42	10,223	0.2	10,223	0.2
16	8,378	0.2	6,897	0.2	43	8,881	0.2	8,881	0.2
17	8,491	0.2	7,010	0.2	44	9,252	0.2	9,252	0.2
18	8,459	0.2	6,978	0.2	45	8,792	0.2	7,601	0.2
19	18,474	0.4	11,107	0.3	46	7,786	0.2	7,786	0.2
20	10,108	0.2	8,134	0.2	47	7,800	0.2	7,800	0.2
21	8,198	0.2	6,893	0.2	48	7,332	0.2	7,257	0.2
22	8,099	0.2	7,002	0.2	49	8,263	0.2	7,259	0.2
23	8,093	0.2	6,698	0.2	50	7,548	0.2	6,934	0.2
24	8,093	0.2	7,100	0.2	51	7,547	0.2	6,899	0.2
25	8,093	0.2	6,701	0.2	52	7,545	0.2	6,895	0.2
26	8,093	0.2	6,900	0.2	53	9,451	0.2	7,666	0.2
27	8,093	0.2	7,091	0.2					

NET AREAS EXCLUDE RETAINING WALLS AS FOLLOWS:	
FLAG LOTS	
TOTAL GROSS	476,809
AVERAGE GROSS	9,055
TOTAL NET	418,640
AVERAGE NET	7,899

#### PROPOSED DEVELOPMENT STANDARD DEVIATION

STANDARD	EXISTING	PROPOSED
SETBACKS		
FRONT YARD	20'-FEET	SAME
SIDE YARD	5'-FEET	SAME
CORNER SIDE YARD	5'-FEET; REVERSE CORNER 10'-FEET	SAME
REAR YARD	15'-FEET	SAME
STREET FRONTAGE	40'-FEET	40'-FOOT FRONTAGE FOR FLAG LOTS SHARING SAME DRIVE ACCESS. LOTS 39-44: SHARE 40'-FOOT FRONTAGE ON "A" STREET. FLAG LOTS FOR LOT 19, 28: FRONTAGE, LOT 30, 25' FRONTAGE
HEIGHT	35'-FEET	SAME

#### PROJECT AREA SUMMARY

PROJECT SUMMARY	AREA
GROSS PROJECT AREA	583,248 SF (13.4 AC)
NET PROJECT AREA (EXCLUDES RIGHT OF WAY OF REGALADO STREET AND "A" STREET)	565,859 SF (13.0 AC)
NET AREA (EXCLUDES RIGHT OF WAY OF REGALADO STREET AND "A" STREET)	485,763 SF (11.2 AC)
ROAD AREA - "A" STREET	80,096 SF (1.8 AC)
ROAD AREA - PUBLIC STREET (REGALADO STREET)	17,389 SF (0.4 AC)
PROPOSED BUILDING AREA (FOOTPRINT AND DRIVEWAY)	207,177 SF (4.8 AC)
LOT AREA A - DOGRR	207,177 SF (4.8 AC)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF REGALADO STREET BEING N67°05'39"W AS SHOWN ON TRACT MAP NO. 27610 FILED IN BOOK 703, PAGES 80-81 (INCLUSIVE) OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 21, 2016

BENCHMARK STATEMENT:

LOS ANGELES COUNTY BENCH MARK NUMBER FG4812 DESCRIBED AS: "LAT IN W. CB N. END CB 5 FT 5/2 ECR @ SW COR LA SUBIDA DR & HACIENDA BL." ELEVATION = 469.339 (NOV08)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1851F OF PANEL 1851 OF 2350, EFFECTIVE SEPTEMBER 26, 2008

UTILITY INFORMATION:

WATER - SAN GABRIEL VALLEY WATER COMPANY  
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICITY - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - AT&T  
CABLE TV - CHARTER CO.  
FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT  
SHERIFF - COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT  
SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

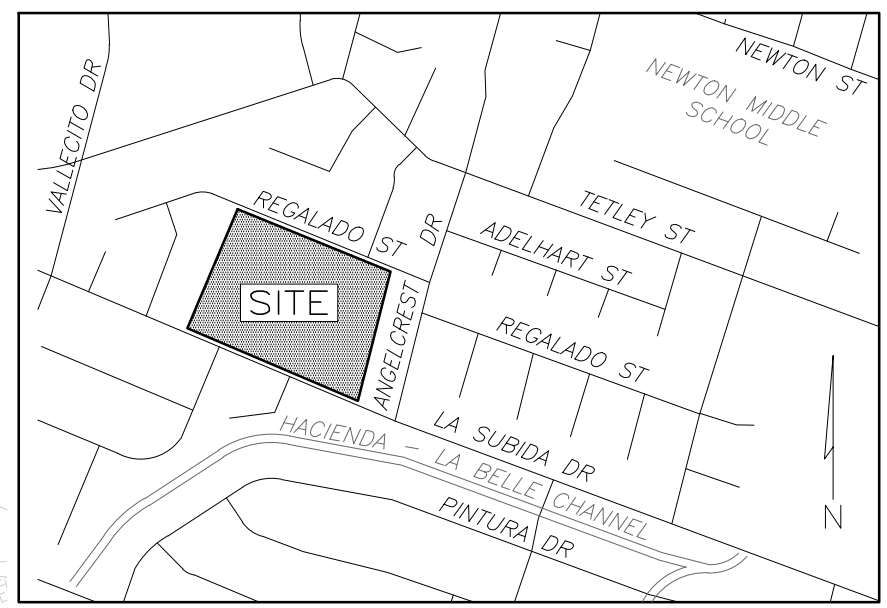
PROPOSED EARTHWORK

TOTAL VOLUME 104,260 CUT: 29,980 CYS FILL: 52,030 CYS IMPORT: 22,250 CYS

## MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP 82160 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 5 AND 6 OF TRACT NO. 2472, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 96 AND 97 OF MAPS; AND LOT 19 OF TRACT NO. 2768, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECEIVED: DEPT. REGIONAL PLANNING  
TENTATIVE TRACT MAP NO. 82160  
DATED April 30, 2019



#### SYMBOLS

- CONC CONCRETE
- ASPH ASPHALT
- TREE
- BUSH
- PALM TREE
- MAIL BOX 6-8 CLUSTER
- LIGHT STANDARD
- TRAFFIC SIGNAL
- STREET LIGHT
- SIGN (10')
- SIGN (5')
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- POWER POLE
- FENCE
- BLOCK WALL
- RETAINING WALL
- TREE LINE
- BRUSH LINE
- OVERHEAD ELECTRIC LINE

#### LEGEND

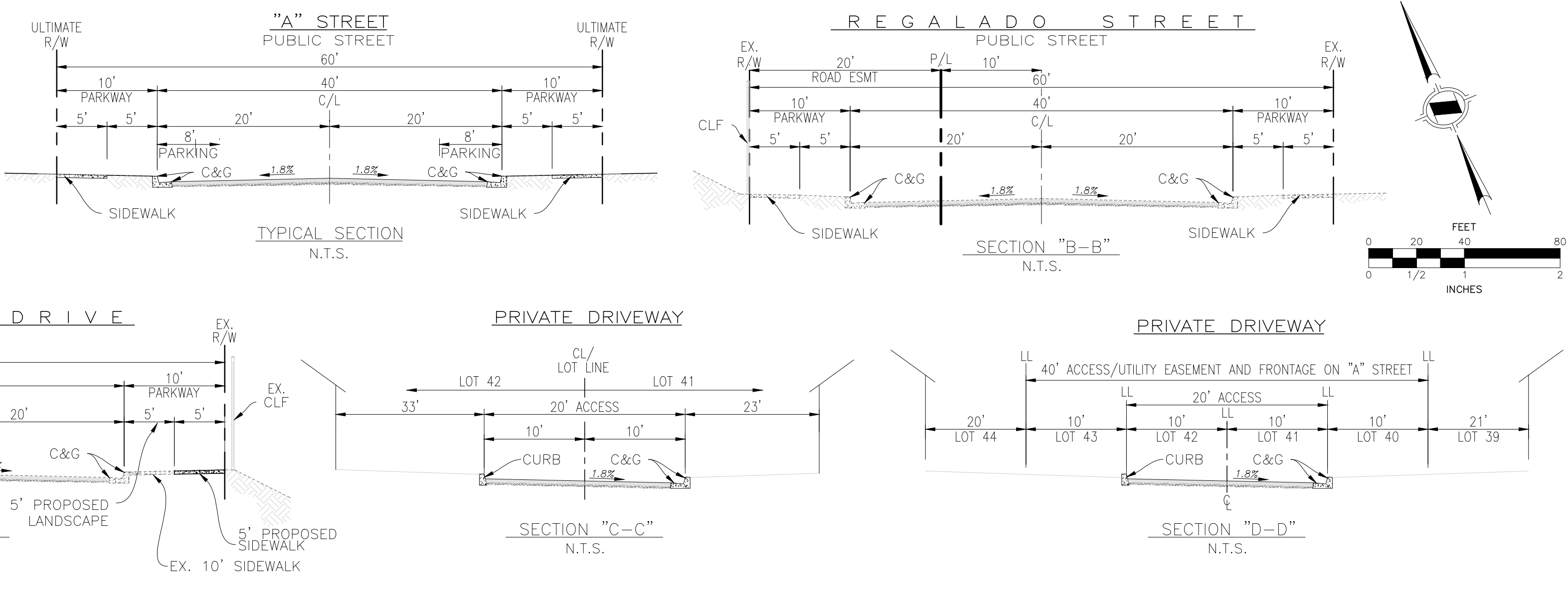
- TRANSFORMER BOX
- GUYWIRE/ANCHOR
- METER
- POST (NO LABEL)
- PAD ELEVATION
- CATCH BASIN
- DROP INLET
- LIGHT POLE
- SEWER MANHOLE
- GAS VALVE
- VALVE
- MANHOLE
- HANDICAP
- UTILITY BOX
- STAND PIPE
- WATER VALVE
- EXISTING BUILDINGS OR STRUCTURES TO BE REMOVED
- EASEMENT LIMIT
- TOP OF SLOPE
- TOE OF SLOPE
- CAPPED WELL

#### LAND USE SUMMARY:

LOT	ACREAGE	LAND USE
1-53	11.0	SINGLE FAMILY RESIDENTIAL
A	0.1	OPEN SPACE/CAPPED WELL & ACCESS

#### PROJECT NUMBER

2019-000181  
VESTING TENTATIVE TRACT MAP NO. 82159/RPPL 2019000320  
YARD MODIFICATION NO. RPPL 201900345  
ENVIRONMENTAL ASSESSMENT NO. RPPL 2019000323



VESTING TENTATIVE TRACT NO. 82160  
NEW 53 SINGLE FAMILY HOMES  
15405 LA SUBIDA DR, HACIENDA HEIGHTS, CA 91745  
APN: 8222-009-900, 901, 902

SUBMITTAL DATE:  
SHEET 1 OF 4



RECEIVED: DEPT. REGIONAL PLANNING  
TENTATIVE TRACT MAP NO. 82160  
DATED April 30, 2019

SECTION "E-E"  
SCALE: 1"=10'

PROPOSED HOME

EXISTING HOME

48'

38'

P=494

10'

DRAINAGE & ACCESS EASEMENT

LOT LINE

FENCE

V-DITCH

2:1 SLOPE

FL=480

SECTION "K-K"

SCALE: 1"=10'

SECTION "L-L"

SCALE: 1"=10'

SECTION "L-L"  
SCALE: 1"=10'

PROPOSED HOME

20.0'

EX. R/W

10'

60' EXISTING REGALADO ST

40'

EX. R/W

10'

18'

EXISTING HOME

5' SIDEWALK

5' SIDEWALK

ELEV=590.3

ELEV=596.8

ELEV=597

ELEV=592.5

SECTION "M-M"

SCALE: 1"=10'

**(B) 6' MAX HT RETAINING WALL DETAIL**  
W/2:1 BACKFILL @ LEVEL GRADE N.T.S.

**6' MAX HT RETAINING WALL DETAIL**  
W/LEVEL BACKFILL @ TOP OF SLOPE N.T.S.

**(D) 9.5' MAX HT RETAINING WALL DETAIL**  
W/LEVELED BACKFILL @ LEVEL GRADE N.T.S.

SUBDIVIDER:  
**LENNAR**  
15131 ALTON PARKWAY, SUITE 365  
IRVINE, CA 92618  
(949) 349-8100

PLANS PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
I R V I N E , I N C .  
PLANNING & ENGINEERING SURVIVING  
Three Hughes • Irvine, CA 92618 • TEL 949/343-1010 • FX 949/343-0759

UNDER THE SUPERVISION OF:  
*Shawn Yu*

SHAWN YU R.C.E. 87239

VESTING TENTATIVE TRACT NO. 82160  
NEW 53 SINGLE FAMILY HOMES  
15405 L.A. SUBIDA DR., HACIENDA HEIGHTS, CA 91745  
APN: 8222-009-900, 901, 902

SUBMITTAL DATE:  
\_\_\_\_\_  
SHEET **3**  
OF **4**